

**TOWN OF SKANEATELES PLANNING BOARD
MEETING MINUTES
June 16, 2020**

Joseph Southern
Donald Kasper
Scott Winkelman
Douglas Hamlin
Jill Marshall
Scott Molnar, Legal Counsel
John Camp, P.E. (C&S Engineers)
Howard Brodsky, Town Planner
Karen Barkdull, Clerk

Chairman Southern opened the meeting at 6:30 p.m. The meeting minutes of May 12, 2020 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Marshall and seconded by Member Kasper to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

The meeting minutes of May 26, 2020 were previously distributed to the Board and all members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Hamlin to approve the minutes as submitted. The Board having been polled resulted in the affirmance of said motion.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Public Hearing- Special Permit

Applicant Diane Eggleston
4302 Jordan Rd
Skaneateles, NY 13152
Tax Map #018.-02-29.1

Present: Robert Eggleston, Eggleston & Krenzer Architects

A special permit was granted in 2001 to allow dog training to occur. In 2006 approval to build the 8,120 square foot barn for an indoor dog training facility with a lobby attached to the existing barn that has an accessory apartment. Proposed is the conversion of 5,940 square feet of the barn for storage of vehicles for discerning clients that would like to store their vehicles in a heated environment. Access would be through appointment and the storage area will be monitored through nest cameras. Also included in the proposal is the seasonal outdoor storage of vehicles located on 2,400 square foot portion of the 22-car parking area. This would be on the north side of the parking area and align with the agility area from October through April. The outdoor agility training would occur between May through September.

Counsel Molnar commented that the location had received multiple approvals over the years and that the board consider any of the prior determination or consideration of the action as a type II action not subject to SEQR review pursuant to 6 NYCRR617.5(c)(11).

WHEREAS, a motion was made by Member Kasper and seconded by Member Hamlin, the Planning Board to classify the application as a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

At this time, Chairman Southern opened the Public Hearing and asked if there was anyone in favor of the proposal. No one spoke in favor of the application. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. Mr. Babbles, 2704 East Lake Road, questioned on the impact of vehicles leaking fluids into the lake watershed as there is a pond and a stream on the property that goes to the lake. He continued saying that seeing vehicles parked on the property may be a little unsightly.

WHEREFORE, a motion was made by Member Winkelman and seconded by Member Kasper to close the public hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Kasper requested that Mr. Eggleston respond to the comments made by Mr. Babbles. Mr. Eggleston explained that the property drains into the pond on the lot then eventually to 9-mile creek after stormwater runs through a few wetlands, eventually to Onondaga Lake. He continued saying that they have had as many as 70 people on site for dog agility trials and have not any problems with leaking vehicles. Member Kasper inquired on the types of vehicles that will be stored outside. Mr. Eggleston that it would be any vehicle that could fit a 10x20ft space, and that in the past they have stored Mr. Ford's boat on site. His intent is not for RVs or other large vehicles. The area is not highly visible and somewhat screened from the road.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper and duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor special permit, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan 1 of 2 through 2 of 2 dated April 1, 2020 and narrative dated April 1, 2020, prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and

3. That the Applicant shall obtain all necessary permits and approvals from OCDOT and any agency or authority having jurisdiction over the Property or the Application; and
4. Except as amended hereby, the conditions of the resolutions pertaining to the Prior Approvals remain in full force and effect.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Vice Chair	Donald Kasper	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Public Hearing- Site Plan Review

Applicant	Sinclair LLC 4302 Jordan Rd Skaneateles, NY 13152	Property: County Line Rd Skaneateles, NY 13152 Tax Map #018.-02-29.1
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Present: Kelly Engles, Applicant; Robert Eggleston, Eggleston & Krenzer Architects

The application has been modified to remove the proposed gazebo and instead have two temporary speaker locations designated for the amplification of the ceremony. The latest a ceremony begins is 6 pm and ending by 7 pm. Also proposed is acoustical music for the outdoor patio area for one hour after the ceremony and before the reception begins. The narrative of 2016 states that music and speakers are to be in the building. The proposal is requesting a modification to the narrative that is replaced with a narrative of June 15, 2020.

Mr. Camp inquired about the permanent walks in the ceremony area with pews and whether they are part of this application, and Mr. Eggleston explained that they were part of the original application shown as the designated ceremony area. This site plan provides more detail. Mr. Camp stated that his concern is with debris in the flood plain if the water rose the staff would move the pews to higher ground. Mr. Eggleston confirmed that they would be moved and during the seventeen years his office was at the site, he did not experience the water ever rising to that level, except during spring snow melt when weddings are not conducted.

Member Hamlin confirmed that the speakers would not be used past 7 pm and acoustical music on the patio ending at 8 pm. Mr. Eggleston agreed that 7 pm would be the latest that the ceremony speakers would be in use. Ms. Engles said that typically wedding ceremonies end between 2 and 4 pm, and when dinner starts the music on the patio would be over. An 8 pm cut off from acoustical music on the patio would be more than adequate. Chairman Southern commented that the intent was to contain the music inside. Members Hamlin and Marshall commented that the gazebo was for storage of equipment and Mr. Eggleston stated that they have removed the gazebo from the plan as they can have electrical outlets out there instead and bring the equipment into the building for storage. He inquired if the speakers are needed for music or audio. Mr. Eggleston said both, to assist with the hearing impaired and as some people like acoustical music and some like pre-recorded music. Chairman Southern commented that the problem comes in when you amplify the music and does not see a big problem with acoustical music. He continued saying that he did not know how much of a problem there would be with amplification of the ceremony vows. Mr. Eggleston said that in the context of the use, as ceremonial music is not at the same volume as the reception music with dancing.

Mr. Camp inquired of Counsel Molnar if the Planning Board has the authority to require a maximum decibel rate with a ceremony considering that the town does not have a noise ordinance. Counsel Molnar stated that it would be difficult to manage because of the location of the measurement and recording device that can cause the measurements to vary. Managing a noise ordinance and enforcing a noise ordinance is difficult and are some of the considerations of why the town does not have one. It is under the authority of the Planning Board to articulate any special conditions or improvements to a project or amendment thereof. To the extent the Planning Board would like to manage sound, it could do so by permitting amplification indoors and not outdoors. Acoustic instruments are not amplified and not a nuisance to the neighbors in my opinion. Amplified music does travel and would be difficult to manage the measurement of amplification.

Member Kasper commented that at the site visit there was a discussion of Bluetooth speakers in the pews and now there will be speakers in the yard. He suggested that speakers could be set up and then the board could drive around the neighborhood to listen. Ms. Engles stated that they had met with a neighbor that helps them put speakers in certain spots to make sure that it was not bouncing off anything. Soft wedding music, gentle music is what is requested walking down the aisle. They had worked with a neighbor to find the best spot for the amplification to make it mild. They had taken the recommendations of the neighbor on the speakers to use. Mr. Eggleston said that that information will be presented as part of the public hearing as the gentleman is in attendance at this meeting. Mr. Camp suggested that the board could set a maximum wattage on the speakers and amplification system. Member Winkelman suggested that soft wedding music for the ceremonies could be included in the narrative. He continued saying that the plan without the gazebo is preferred.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Kasper, the Planning Board to classify the application as a Type II action pursuant to 6 NYCRR617.5(c)(9) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

At this time, Chairman Southern opened the Public Hearing clarifying that the public hearing is regarding music being played in a specific spot for a specific purpose. He then asked if there was anyone in favor of the proposal. Laura Osika-Michales, 4365 Jordan Road, said that she has no issue with the sound. The ceremonies are so quick that you cannot hear it. It is violins, soft music, music when the bride walks down, and the priest or officiant. There is no issue from sound of the ceremony or reception.

Paul Sheldon, Sheldon Road, said that he has no problems with the proposed speakers as he has not any issues with the volume. He is in support of anything they do down there.

Chairman Southern stated that letters of support have been received in support of the proposal. Chairman Southern asked if there was anyone who wished to speak in opposition or had any other comments on the project. Chris Buff, 780 Sheldon Road, said that she hears the music already. The patio speakers would be aimed at her house so she will hear them and loudly. They are already asking permission for what they already do. How can an amendment be considered until they come into compliance with the code. She invited the Planning Board to her house to hear the music this summer to hear how this works out.

Dick Eldredge, 776 Sheldon Road, said that he did the testing for Sinclair and cannot speak in favor of the proposal. There are no controls in place on what will take place on the lawn; where the speakers are located, the wiring of the speakers, who is going to control the amplifiers. One night it could be set at 3 with the speaker pointed due north into the trees with no sound coming back, the next week it could be set differently. The size of the amplifier at 50 watts or less could be utilized so that it would not be overwhelming. He continued saying that the SEQR was approved without audio engineering. The building behind the event building and the building along Railroad Street creates a natural speaker that is pointed right across Sheldon

Road. Consideration needs to be given when speakers are accidentally or intentionally pointed at that building made of stone reflecting into a vinyl sided building pointing directly across Sheldon Road. Nothing was done by an engineering firm to analyze the sound to determine the best permanent location and the way they are connected. He met with Pat Carberry and Kelly Engles, who are very nice women that are very accommodating however they may not own this property forever. How will it be controlled. He has not been to a wedding in recent years where you sit outside and have a drink where they are playing classical music, as most play modern music with the decibel level always changing. To say it is a nonresidential area, yes, it is zoned, but if you look around you would see residences. More controls and stipulations need to be in place as far as wattage and speaker placement.

Chris Graham, 4331 Jordan Road, sympathizes with Chris and Dick. He lives 3/8 mile up the road and hears music loudly. There has been a problem and concern with what has happened in the past. Two years ago, Pat told him that she had 18 weddings back to back every weekend that would be 4 1/2 months solid every weekend with music to 11 pm. Take Dick's advice and put controls in place with consideration of the neighbors that were there before the Cadburys. They are making a profit and the other people; this is their home. If they sell what is the next group going to do.

Ms. Engles said that it was nice to work with Mr. Eldredge assisting with the sound analysis. They took it very seriously his recommendations as he is in the music business. He explained where it is best to set the speakers, the type of speakers needed, and they want to follow the guidelines he set. They also want to be good neighbors to the point where they have lost sleep over this. It is very important to them. They do not want to be a nuisance to anyone as they like all their neighbors. They have talked to Mr. Eldredge about placing a control where the speakers cannot pass a certain level.

Chris Graham, 4331 Jordan Road, added that since the events have taken place although he cannot prove it is connected, there has been trash on his property every weekend. Chairman Southern reminded Mr. Graham that the public hearing is related to the proposed change to outdoor speakers only.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Marshall to close the public hearing. The Board having been polled resulted in the unanimous affirmation of said motion.

Member Kasper commented that a specialist should be contacted to design a system that could work. Disneyworld has speakers that are not loud, but you can hear them. There must be a different way rather than blasting speakers. Ms. Engles stated that she would be fine with smaller speakers if that will be quieter. Mr. Camp suggested that the board could request that the applicant prepare a sound plan that would include location and orientation of the speakers with specifications of the equipment and submit that for review. Member Kasper agreed that the town should have something to go by. Member Winkelman said that a specialist could quantify and minimize ambient noise. He said he was less concerned with the ceremony noise and more of the reception music which is not part of this application including sound. Mr. Camp stated that he has been involved in several design projects when an application is involved, and they would hire a specialist. Member Marshall inquired if part of consideration could be the existing sound conditions and look at the sound as an entire package for the operation. Counsel Molnar stated that the applicant has an existing approval under a code that does not have sound ordinance which could be enforced. The Planning Board had previously reviewed the application and has placed special conditions such as the time, duration, etcetera. It has never attempted to control that which we do not have control of concerning the volume and how it does or does not exceed the property line. Mr. Camp said that the best way is to have specific requirements be a part of any approval to try to manage the proposal. Chairman Southern stated that a starting point would be for the applicant to come up with some of the specifics for type of speakers,

amplification, and direction of music, so that we have an exact plan to look at. The board could look at the requested review before deciding.

Mr. Eggleston consulted with the clients, and they are modifying their proposal for acoustical music during wedding ceremonies and on the patio between the ceremony and the dinner reception. The time limit for the acoustical music for the ceremony would be for an ending time of no later than 7 pm with the patio music no later than 8 pm. They would remove the request for any amplified music or speakers from the application. They will come back with a more solid plan with the information discussed to reflect that it could be done in a controlled setting. Chairman Southern said that the previous narrative that is in place states that music and speakers will be inside of the building. Mr. Eggleston said that this application is a modification to the previous approval to allow acoustical music outside and no amplified music outside. Counsel Molnar summarized that the request is for acoustical music allowed outside and inquired about amplifications for the ceremonies and vows. Mr. Eggleston said that they would appreciate having amplification for the vows and ceremony. Counsel Molnar said that it would be easier for the town to manage the proposal if all electricity and amplification was directed inside of the building.

Mr. Camp suggested that the board consider the practice of placing speakers inside the building facing outward would fit in this approval. Mr. Eggleston stated that that is allowed with the current approvals as it states that speakers must be inside the building and does not say which way, they have to be oriented. The owners have never done speakers blaring outside of the building. The board stated that they could consider the amendment request as acoustical music is not intrusive and that it would be set with a time limit. Member Marshall recommended that the applicant look at the music holistically for the property. The board defined acceptable acoustical instruments as any string, woodwind, and vocal performance. Member Winkelman commented that the applicant should including any music in the building when they do their study. Ms. Carberry stated that they are planting trees on the property in the direction of the Buff and Eldredge residences and are installing acoustical tile in the building for sound dampening. The site plan reflects the existing conditions of the property with the shed and outdoor speaker locations removed. Member Winkelman commented that the property is a special venue and the board agreed.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Scott Winkelman and duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan 1 of 1 dated June 16, 2020 prepared by Robert O. Eggleston, Licensed Architect, be strictly followed; and
3. That the narrative dated June 15, 2020 be revised to reflect that no sound amplification equipment is permitted outside on the Property, and as amended, said narrative be strictly followed; and
4. That unamplified acoustical string and woodwind instruments, and voice, are allowed for the ceremony area until 7 pm, and patio area until 8 pm; and
5. Except as amended hereby, the conditions of the resolutions pertaining to the Prior Approvals remain in full force and effect.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Continued Review- Site Plan Review

Applicant:

William Hayes
19 Sundown Rd
Freeville, NY 13068

Property:

1433 Heifer Road
Skaneateles, NY 13152
Tax Map #061.-01-16.5

Present: William Hayes, Applicant; Ed Reid, GEA Engineering

The suggested modifications to the small-scale stormwater management system has been included in the most recent site plan submitted dated June 8, 2020. The application is for a single-family dwelling with a garage and new septic system located on a vacant residential lot. Mr. Camp commented that the modifications have been included particularly with the outfalls of the bio-swale located on the west, draining away from the proposed septic system field. Member Kasper recommended that the bio-swales should be constructed now to catch the construction run off.

WHEREAS, a motion was made by Member Hamlin and seconded by Chairman Southern, the Planning Board to classify the application as a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Douglas Hamlin and duly seconded by Member Donald Kasper, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan dated February 25, 2020 prepared by Ianuzi & Romans Land Surveying, P.C. Licensed Surveyor; the Erosion & Sediment Control Plan ESC100 dated June 8, 2020, prepared by Bart Klettke, and the Narrative dated May 15, 2020, GZA GeoEnvironmental of NY Engineers and Scientists, Licensed Engineer; be strictly followed; and
3. That the Applicant shall obtain all necessary permits and approvals from the City of Syracuse Water Department and any other agency or authority having jurisdiction over the Property or Application; and
4. That the Applicant fund an escrow to pay for engineering service and review by the Planning Board Engineer of not less than \$250.00; and
5. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Continued Review- Site Plan Review

Applicant:

3406 W Lake Rd LLC
5197 Point East Dr
Jamesville, NY 13078

Property:

2346Thorton Grove North
Skaneateles, NY 13152
Tax Map #056.-03-16.2

Present: JoAnne Gagliano, Joe Falco, Kyle Volz; EDR Leif Kalquist, Holmes, Kalquist and King

A site visit was conducted with the board for the proposed renovations of the main dwelling and replacement of the accessory building. The proposed impermeable surface coverage would be 8.1% with open space at 91.8%. At the last meeting there was a concern that the second driveway passage area near the corner of the proposed barn was too narrow and that has been modified to reflect a twelve foot clearance that is sufficient in size for the fire department. More detail has also been provided for the proposed small-scale stormwater management system. They have also received their SHPPO no adverse impact on the historic or archaeological resources.

Member Hamlin inquired about whether the pinch point was sufficient size and Mr. Camp stated that it is sufficient. Mr. Camp noted that there were several conversations with the prior owner regarding the lateral to the boathouse and emphasized that the sanitary sewer service is not permitted to be connected to the boathouse.

Member Winkelman requested that the stormwater plan be expounded. Ms. Gagliano said that system collects the stormwater at the corner of the barn, and it flows toward the street, settling in the low point before entering the pipe under the road then continuing onto the Lakelawn property. The bio-swale will be located at the low point of the property by the road to provide more infiltration before entering the Lakelawn property. The bio-swale is designed for a one-inch event storm as outlined in the small-scale stormwater management guidelines.

WHEREAS, a motion was made by Member Marshall and seconded by Member Hamlin, the Planning Board to classify the application as a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper and duly seconded by Member Douglas Hamlin, and after an affirmative vote of all Members present, as recorded below, the Town of Skaneateles Planning Board **APPROVES** the minor site plan and Application, with standard conditions and the following additional conditions:

1. That the Special Permit/Site Plan Approval shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal; and
2. The Site Plan Package of C-101,C-201, C-202, C-601, C-602, dated June 9, 202 prepared by Environmental Design & Research; Plans B:A-100, B:A-101,B:A-200, B:A-201, B:A-202, B:A-

203 dated June 9, 2020 prepared by Steven Harris Architects LLP and Holms-King Kallquist & Associates Architects with St. Germain & Aupperle Consulting Engineers, PLLC, all licensed in the State of New York; and narrative dated April 17, 2020, prepared by Environmental Design & Research, Licensed Architect, be strictly followed; and

3. That the Applicant shall obtain all necessary permits and approvals from the City of Syracuse Water Department and any other agency or authority having jurisdiction over the Property or Application; and
4. That sanitary sewer service is not permitted in the boathouse; and
5. An as-built survey be submitted to the Codes Enforcement Officer with verification of conformance of completed project within (60) days of completion of the project.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Sketch Plan- Site Plan Review

Applicant:

Martin & Jennifer Nichols
 106 Holly Creek Lane
 Ithaca, NY 14850

Property:

2708 West Lake Road
 Skaneateles, NY 13152
Tax Map 053.-01-29.0

Present: Martin & Jennifer Nichols, Applicants; George Breuhaus, Architect

The proposal is for a single-family dwelling with attached garage constructed on a vacant residential lot that borders both West Lake Road and Greenfield Lane. The 1.3-acre lot was created in the 1970s with the assumption that access would be off Greenfield Lane, a private drive. The proposed impermeable surface coverage would be 9.2% with open space at 90.8%. Two bio-swales have been developed to control stormwater. The dwelling is set to take advantage of the view to the southeast towards the lake. The west toe of the driveway is fifty feet from the edge of pavement of West Lake Road. The driveway and garage will drain to bio-swale one with a French drain on the west side of the drive that pitches away from the garage and the stormwater is directed to the retention area. Bio-swale two captures the stormwater from the gutters from the dwelling and the footing drains. Both bio-swales are designed with greater capacity than is needed for the development of the lot. There is no ditch on Greenfield Lane and the oversized bio-swales should help with any additional drainage in the area. The septic system has been approved for a raised mound system. There will be a woodchip walk to the front door that will not be used regularly. The owner intends to plant pines along West Lake Road for privacy and as a wind buffer as the lot is on top of the hill.

Mr. Brodsky commented that Greenfield Lane is a private drive and inquired if the driveway should be moved further east from the intersection. Mr. Breuhaus stated that the location for the dwelling was chosen for maximum view of the lake. Moving it further east would reduce the visibility of the lake. Mr. Brodsky said that the dwelling could be located where it is with the approach to the garage coming from the south instead. Mr. Breuhaus said that the owner would then be looking at their driveway as they look towards the lake. It was suggested that the walkway to the dwelling could be listed as permeable. Member Winkelman suggest that the applicants could use permeable pavers in place of the woodchips and that would provide

easier shoveling of snow in the winter. Member Winkelman suggested that hardwoods be added to the row of pines to provide more visible interest. A site visit will be conducted by the members independently.

Amendment Request- Site Plan Review

Applicant: Michael Feehan
12Reach Run
Ithaca, NY 14850

Property:
Benson Road
Skaneateles, New York
Tax parcel:051.-01-04.2

Present: Robert Eggleston, Architect;

The applicants received an approval last year for a single-family dwelling and associated accessory structures. The property is in the process of being developed and the applicant has reconsidered the proposed tennis court. In its location, the applicant is now proposing a 60x120 foot building that would house an indoor tennis court/basketball court. The building would be of metal construction with stone and vertical siding, that would have a 16x36 foot wing on the side for seating. The building would occupy the same footprint of the former proposed impermeable tennis court and not increase the coverage of the lot. The bio-swales would stay as formerly proposed, and the pool house will be eliminated. The proposed detached barn will be reduced in size to 28 feet x 48 feet.

Mr. Camp inquired on what gutters and roof leaders were proposed for the proposed building. Mr. Eggleston said that there will be a drip strip alongside the barn rather than gutters.

WHEREAS, a motion was made by Chairman Southern and seconded by Member Hamlin, the Planning Board to classify the application as a Type II action pursuant to 6 NYCRR617.5(c)(11) and not subject to further review under SEQR. The Board having been polled resulted in the unanimous affirmation of said motion.

NOW, THEREFORE, BE IT RESOLVED, upon a motion made by Member Donald Kasper, seconded by Member Jill Marshall, and upon an affirmative vote thereon as recorded below, the Town of Skaneateles Planning Board hereby **APPROVES** the Amendment Application, and amends the Approving Resolution, as follows:

1. The Site Plan 1 of 1, Elevations and Floorplans 1 of 3 through 3 of 3 and revised Narrative dated June 4, 2020, prepared by Robert Eggleston, Licensed Architect; and Erosion control Plans C-1 through C-3 dated June 5, 2020 prepared by Rudy Zona, Licensed Engineer, be strictly followed; and
2. Except as amended hereby, the conditions of the Approving Resolution remain in full force and effect.

RECORD OF VOTE

Chair	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Douglas Hamlin	Present	[Yes]
Member	Jill Marshall	Present	[Yes]

Continued Review- Major Subdivision

Applicant Chris Graham

Property:

4302 Jordan Rd
Skaneateles, NY 13152

County Line Rd
Skaneateles, NY 13152
Tax Map #018.-02-29.1

Present: Chris Graham, Applicant; Robert Eggleston, Eggleston & Krenzer Architects; Ed Reid, Engineer

In discussion with Alan Wellington, he indicated that he preferred that there not be hammerheads on the street between lot 13 in the right-hand corner that could be modified to a driveway and the street would continue with a loop. There would still be access to the stormwater controls and a stone dust walking trail to connect with the Alibar trail. Discussion occurred on moving lots 5 and 6 in place of the stormwater location A. There could be a normal corner at street A and B. A shared driveway for lots 5 and 6 would provide access to the premium locations in the subdivision. Stormwater basin B heads to the road then east. Discussion of the subdivision standards like spur roads for further development were noted and it was determined that this site is not conducive to connecting to any other areas. The subdivision may be able to tie into the trail when it becomes a public trail.

Regarding walkability, they would like to consider a 10-foot easement along County Line Road to construct a stone trail walkway to connect streets A and B. Water lines connecting from Visions Drive was suggested by the town.

Mr. Reid commented that he would like to hear what the board considers on the end of street A and provisions for sidewalks. Member Winkelman said that there is a bigger water line off Visions Drive that is a shorter distance to the proposed development. Mr. Camp said that the location of the stormwater facility is not ideal as what is proposed would have overflow go on to the street and then down in front of lots 5 and 6. He recommended that the facility be placed in the lot 5 and 6 location so that when it overflowed it would drain down into the watercourse. The topography may show that the proposed location of the stormwater basin B is the lowest spot of the property; however, after the road is constructed the drainage would be directed down the street to the other low spot of the property which is proposed lot 7. Member Marshall inquired if the switch were done, could the road spur be maintained but not paved. Mr. Eggleston explained that it would be like street by a stormwater basin that would have the 66-foot continuation for access to the stormwater. Mr. Camp commented that when he walked the trail that weaves between the Alibar property and the Welch Allyn property, it would be reasonable to construct a road there someday as the topography does not limit the connectivity. A connector road agreement between the property to the east and the Welch Allyn property for the use of it would be more of a determination of the proposed streets that would connect in the future to the hamlet. He continued saying that there could be established for a right of way to the drainage facilities for the town to access, and the potential road connection to any future development should it occur.

Member Marshall inquired if there are plans for street trees, porches, and the like that are in keeping with a hamlet community. Mr. Eggleston stated that plans are not developed yet although there is a balancing act between keeping the dwellings affordable and requiring design features. Member Kasper reminded that the town does have hamlet guidelines that calls for garages behind the houses, wider roads with parking on the streets, etcetera. There could be a mixture of things that can be done to make it more affordable.

Mr. Brodsky inquired whether additional consideration has been given for alternative housing included in the subdivision such as apartments. Mr. Eggleston said that it is a strong possibility as some of the lots could be merged to create that in the future as the proposed plan does not prohibit it. Member Kasper commented that the project could be accomplished in phases. He continued saying that hamlets allow mixed uses that are not being taken advantage of with the proposed layout being a typical subdivision layout located anywhere. Member Marshall inquired if a neighborhood park could be incorporated in the drainage

area lots. Mr. Camp said that those areas can generally be areas where people can congregate but often the stormwater detention does use does up most of the space. Member Kasper commented that the streets and sidewalks will need to be determined before that planning can move further along. They may be other options than concrete gutters for drainage of the streets. Mr. Eggleston said that they will consult with Alan Wellington to come up with something they can easily maintain. Mr. Camp recommended that the Town Board should be approached soon after as they would ultimately decide on the streets.

Mr. Eggleston said that regarding street trees, they will develop a list of appropriate trees along the subdivision streets and determining spacing, and Mr. Camp reminded that the Town Board should be involved in the final conversation as well.

Discussion – Northern Gateway

The Board had a discussion regarding the northern gateway and the potential for the Town Board to create a northern gateway committee. The board requested that a letter be sent from the Planning Board to the Town Board with their recommendation.

Discussion – Mottville Road Parking

The Board had a discussion regarding the Hill Rom employees taking their breaks and lunches parked in vehicles along Mottville Road. This has provided a safety concern for the auto drivers in the area as well as keeping the area free from debris. The board requested that a letter be sent from the Planning Board to the Town Board with their recommendations and concerns

WHEREFORE, a motion was made by Chairman Southern and seconded by Member Kasper to adjourn the meeting. The Board having been polled resulted in the unanimous affirmance of said motion. The Planning Board Meeting adjourned at 9:07 p.m. as there being no further business.

Respectfully Submitted,

Karen Barkdull, Clerk